

Commonly Cited Code Violations

The City of Richmond Hill Inspections Department works every day to enforce the codes and ordinances contained within Richmond Hill's Code of Ordinances and the International Property Maintenance Code. Our job is to keep the City looking great and to work to maintain a high quality of life for our residents, business owners, and visitors.

106.1 Unlawful acts

It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.4 Violation penalties.

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

301.2 Responsibility.

The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

302.1 Sanitation.

All *exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds.

All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Remove all trash and recycle carts from the curb the same day after pick up. The carts should be placed at the curb on the night before pick up or the day of.

302.5 Rodent harborage.

All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.7 Accessory structures.

All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

302.9 Defacement of property.

No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

304.1 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.2 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.

304.3 Premises identification.

Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch

308.1 Accumulation of rubbish or garbage.

All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.3 Disposal of garbage.

Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.2 Containers.

The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leak proof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

309.1 Infestation.

All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

506.1 General.

All plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

506.2 Maintenance.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

605.4 Wiring.

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

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Sec. 34-34. - Unlawful property nuisance

- (1) The exterior accumulation of dirt, litter or debris on the property;
- (2) Clotheslines or clothes hanging in front yards, side yards, porches, or balconies, however, clotheslines and clothes hanging in rear yards are permitted;
- (3) Trash, garbage or refuse cans, bins, boxes or other such containers stored in front yards for an unreasonable period;
- (4) Packing boxes, lumber, junk, trash, salvage materials, or other debris kept on property for an unreasonable period;
- (5) Attractive nuisances dangerous to children, including abandoned, broken or neglected equipment, machinery, refrigerators and freezers, hazardous pools, ponds and excavations;
- (6) Broken or discarded furniture, household equipment and furnishings or shopping carts stored on the exterior of the property for an unreasonable period;
- (7) Overgrown vegetation likely to harbor rats, vermin and other nuisances causing detriment to neighboring properties or property values or obstructing necessary view of drivers on public streets or private driveways;
- (8) Dead, decayed, diseased or hazardous trees, weeds, unmowed lawns, or other vegetation constituting an unsightly appearance, danger to public safety and welfare, or detriment to neighboring properties or property values;

(9) Graffiti or other words, letters or drawings that remain on the exterior of any building or fence for an unreasonable period and are visible from a public street;

(10) Boats, trailers, vehicles or vehicle parts, or other articles of personal property located on the property in violation of section 34-33 or are abandoned or left in a state of partial construction or repair for an unreasonable period of time in the designated parking area of the front yard, back yard, side yard, driveway or sidewalk;

(11) Camper shells left for an unreasonable period of time in the front yard, driveway, side yard or walkway and are visible from a public street; and

(12) Buildings abandoned, boarded up, partially destroyed, or left in a state of partial construction for an unreasonable period of time and such buildings that are unpainted or where the paint on the building exterior is mostly worn off.

(13) Any enclosure for the intended purpose of containing, controlling, kenneling, or housing any animal shall be placed in the rear of the property. This location should be out of public view.

(14) All uncovered swimming pools containing water will be kept clean, free of debris, and properly filtered. The pool will not hold stagnant water.

(15) Basketball goals will not be positioned on any city street or right-of-way.

Sec. 34-33. - Yard requirements

(a) In a single-family residential development, vehicles, trailers, boats, and similar devices or equipment shall be parked only on the designated driveway area that provides access to the garage or property from the public right-of-way

Other:

Trash/Recycle Carts

Remove all trash and recycle carts from the curb the same day after pick up. The carts should be placed at the curb on the night before pick up or the day of.

Quill Flags (Banners on a pole)

Only allowed out during regular business hours while business is open. Must be removed while business is closed.